


				STATE		PROJECT NUMBER		SHEET NO.		TOTAL SHEETS	
				GA		P1 0010925					
<div>LANDSCAPE SPECIFICATIONS</div> <div><div>1. All plants are subject to the approval of the Landscape Architect and owner before, during, and after installation.</div><div>2. All plant substitutions to be approved by Sandy Springs representative.</div><div>3. The landscape contractor shall water, spray, weed, and otherwise maintain all planted areas and lawn until final acceptance by owner.</div><div>4. All trees must be planted at least 5 feet from any utility line.</div><div>5. Prior to construction, the landscape contractor shall be responsible for locating all underground utilities and will avoid damage to all utilities during installation. The landscape contractor is responsible for repairing any and all damage to utilities, structures, etc. which occurs as a result of landscape construction.</div><div>6. A 4” layer of mulch will be required for all planting areas. Mulch will not be placed directly against tree trunks.</div><div>7. All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping shall be cut and removed prior to backfill.</div><div>8. Trees less than the caliper inch shown will not be accepted. (i.e. 3 inch caliper trees must be 3 inches or larger).</div><div>9. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.</div><div>10. Standards are set forth in “American Standards for Nursery Stock” represent guideline specifications only, and shall constitute minimum quality requirements for plant material.</div><div>11. Watering bags or a drip irrigation system will be provided for all trees prior to issuance of final acceptance. During the first year bags will be refilled as needed by contractor and refilled during droughts for a minimum of 3 years after installation by the owner.</div><div>12. Tree planting pits must be a minimum of twice as wide as the root ball of the tree. Any subsoil percolations problems must be corrected prior to continued planting.</div><div>13. No trenching allowed in the tree save areas.</div><div>14. All tree guys and stakes shall be removed from tree one year after planting or before.</div><div>15. All plants will be covered by a one year warranty.</div><div>16. Prior to final acceptance, any defoliating, brown, or dying plants will be removed immediately from the site, and replaced with the same size and species plant at no additional cost to the owner.</div><div>17. The planting soil for shrubs and trees will consist of 30% pine bark humus mixed well with 70% improved native soil, which is excavated soil with rocks and clumps greater than ½” diameter removed. Unless otherwise stated.</div><div>18. Adjustment of landscape plans to fit the final site conditions may be necessary.</div><div>19. Quantities are shown for reference only. Contractor is responsible for verifying quantities listed and providing all items shown on construction documents.</div></div>											
				<div><div></div><div><div>SEI</div><div>SOUTHEASTERN ENGINEERING, INC.</div><div>Civil, Structural, Traffic, Transportation, Land Surveying, Landscape Architecture, and Land Planning</div><div>2470 Sandy Plains Road Marietta, Georgia 30066</div><div>tel: 770-321-3936 fax: 770-321-3935</div><div>www.seengineering.com</div></div></div>				<div>REVISION DATES</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>		<div>STATE OF GEORGIA</div> <div>DEPARTMENT OF TRANSPORTATION</div> <div>OFFICE: INNOVATIVE DELIVERY</div> <div>LANDSCAPING PLANS</div>	
										<div>DRAWING No.</div> <div>29-009</div>	

RELEASED FOR CONSTRUCTION - 3/8/2016